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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Ontario Drive, Selston, Nottingham, NG16 6GR Offers in region of £220,000



### **FEATURES:**

- THREE BEDROOMS
- DETACHED FAMILY HOME
- THROUGH LOUNGE DINER
- MODERN FITTED KITCHEN
- RECENTLY REWIRED
- RECENTLY FITTED BOILER
- CUL DE SAC LOCATION
- CLOSE TO LOCAL SCHOOLS
- CLOSE TO TRANSPORT LINKS M1 AND A38
- VIEWING ESSENTIAL

**COUNCIL TAX BAND: C EPC RATING: D**

**Entrance Hallway**  
Stairs rising to the first floor, vinyl flooring, radiator, door to lounge diner and kitchen.

**Kitchen**  
2.95 m x 2.38 m (9'8" x 7'10")  
UPVC Window to rear aspect, UPVC door to side aspect, fitted kitchen with base and wall units, belfast style sink unit, eye level integrated oven, hob and extractor above, integrated microwave, space for tall fridge freezer, wall mounted boiler which has been housed in a cupboard.

**Lounge Diner**  
6.40 m x 3.56 m (21'0" x 11'8")  
UPVC patio door to rear aspect, UPVC window to front aspect, radiator, tv point, laminate flooring, feature fireplace.

**First floor landing**  
Doors to bedrooms and bathroom, storage cupboard.

**Bedroom One**  
3.46 m x 3.01 m (11'4" x 9'11")

UPVC window to front aspect, radiator.

**Bedroom Two**  
2.88 m x 3.39 m (9'5" x 11'1")  
UPVC window to rear aspect, radiator.

**Bedroom Three**  
2.24 m x 2.39 m (7'4" x 7'10")  
UPVC window to front aspect, radiator.

**Bathroom**  
UPVC window to rear aspect, three piece suite comprising of double shower, wc and pedestal hand wash basin, PVC panelling, radiator. vinyl flooring.

**Outside**  
To the front of the property is a lawned garden with mature shrubs and tree, Off street parking.  
To the rear of the property is a lawned garden with patio area, being enclosed via panelled fencing and having many mature shrubs and borders.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 12/2024

## NOTICE TO PROSPECTIVE PURCHASERS

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